



City of Bradenton

101 Old Main Street
Bradenton, FL 34205-7865
www.cityofbradenton.com
Phone: (941) 932-9407

AGENDA THE CITY OF BRADENTON ARCHITECTURAL REVIEW BOARD

October 14, 2019, 10:00 am

City Hall, First Floor, Council Chambers, 101 Old Main Street

IMPORTANT: *Please turn off all cell phones while in Council Chambers. Be advised that any display boards used for presentation are required in duplicate for all public hearings.*

REGULAR MEETING

- Call to Order
- Pledge of Allegiance
- Approval of September 16, 2019 Minutes
- Swearing in of all Public wishing to speak

1. CA 19.3520 - 416 & 420 12th Street West, Ward 3, Neighborhood 1.01

Request by Ashley Matherly, Mike Carter Construction, Inc., agent for Panama Street Apartments, LP, owner, for approval of a Certificate of Appropriateness for the demolition and reconstruction of two (2) historic structures located at 416 & 420 12th Street West, Bradenton, FL 34205, Parcel Identification Numbers 3319200006 & 3319100008 (Zoned T-5 Urban Center).

All interested persons and parties may appear either in person and be heard or submit written comments regarding the above matter to the Planning and Community Development Department. The hearing may be continued from time to time as necessary. Copies of the application package or further information may be obtained from Marshall McCrary, Planning & Zoning Manager, Department of Planning and Community Development, 101 Old Main Street, Bradenton, Florida, 34205, or by calling (941) 932-9422.

Pursuant to Florida Statute 286.0105, if any person decides to appeal any decision made by the board, council, agency or commission at this meeting, such person will need a verbatim record of the proceedings which record includes the testimony and evidence upon which the appeal is to be based. The City does not provide verbatim transcripts.

The City of Bradenton prohibits discrimination in all of its services, programs or activities on the basis of race, color, age, disability, sex, national origin, religion, genetic information or marital status. Persons with a disability needing a reasonable accommodation to participate in, or who require assistance or an alternative means for communication of program information such as Braille, large print, etc., should contact:

City of Bradenton
ADA/Title VI Coordinator
101 Old Main Street
Bradenton, FL 34205
ADACoordinator@cityofbradenton.com
941-932-9470
TTY: 7-1-1 or 1-800-955-8771

La ciudad de Bradenton proveera servicio de interprete a las personas quienes su primer language no es el ingles. Si necesita estos servicios, usted o su representante puede comunicar al ADA/Title VI Coordinator, 101 Old Main Street, Bradenton, FL 34205. Tambien puede llamar al (941) 932-9470 o enviar correo electronico a ADACoordinator@cityofbradenton.com

ABBREVIATED MINUTES
ARCHITECTURAL REVIEW BOARD
September 16, 2019

The City of Bradenton Architectural Review Board met in regular session on September 16, 2019 at 10:00 a.m. in the Council Chambers at 101 Old Main Street, Bradenton, Florida.

ATTENDANCE

Architectural Review Board members

Present: Chair-Eugene Bay, Vice Chair-Darin Autrey, Rachel Layton, David Kocher (quorum)

Staff members present: Marshall McCrary, Planning & Zoning Manager, Kimberli Murphy, Code Compliance Coordinator and Pam Skelding, Administrative

REGULAR MEETING

- Meeting was called to order at 10:06 a.m. by Chairman Bay.
- Pledge of Allegiance
- Minutes of May 13, 2019 were approved 4-0, Layton/Kocher.
- Marshall McCrary introduced Ms. Pam Skelding as a new Planning and Community Development employee. She will be filling the vacancy created with the retirement of Karen Aihara.

NEW BUSINESS

1. FP.19.3458 508 Manatee Avenue West, Bradenton, FL 34205, Ward 4, Neighborhood 1.01

Request by Queens Land LLC (Kym Muscat and Pamela Winn, owners) for a Form Based Code Adjustment to erect a prohibited sign, replacing an existing pole sign with an LED pole sign. The property is located at 508 Manatee Avenue West, Bradenton, FL 34205, Parcel ID Number 3282600000 (Zoned T6).

Mr. McCrary, Planning & Zoning Manager, presented the staff report. Staff recommends denial of the requested signage; however, if approved by the ARB, Staff recommends consideration of compliance with FBC Section 4.12.5(e), compliance with the Cope's maximum height of 10' and directing that any public art be reviewed and approved by the ARB and installed at the time of the sign's installation.

Mr. McCrary addressed some questions from the Board members.

Kym Muscat and Pam Winn presented their case and provided their justification for the electronic message board. They want to be able to use the sign to welcome visitors to Bradenton, to provide some civic information about City events (Farmers' Market, etc.) and to promote area businesses (ex. Firkins automotive). They indicated the sign would serve as a business for them (advertising for other businesses) while they work on plans for the site's redevelopment.

Each addressed questions from the Board.

Public Comment: No one appeared to speak FOR the proposed sign. One audience member (Jayne Kocher) spoke AGAINST the proposed sign. Public Comment was closed.

There was some discussion among the Board members about the case.

Motion: Mr. Autrey made a motion to accept Staff's recommendation to deny **FB.19.3458**, second by Mr. Kocher. Motion approved 4-0.

Mr. McCrary reminded the Board that new business has been submitted which will require a meeting in October. The group agreed to meet on October 14, 2019 at 10am.

Eugene Bay, Chair

Note: This is not a verbatim record. A recorded disc is available upon request.



City of Bradenton
Planning and Community Development Department
Architectural Review Board Hearing
October 14, 2019

Staff Report

Case Number: 19.3520; Ward 3, Neighborhood 1.01

Request: Certificate of Appropriateness (COA) for Demolition and New Construction

Address: 416 & 420 12th Street West

Summary of Request and Staff Recommendation

Request by Mike Carter Construction (agent) for Panama Street Apartments LP (owner) for a Certificate of Appropriateness for the demolition and re-construction of two (2) historic structures located at 416 & 420 12th Street West. Both structures are examples of early 20th century commercial architecture; both are listed on the Florida Master Site File list; and, both are included within the Downtown Historic District.



Existing Conditions: Harvey Bldg, 420 12th St W (left); Wyman & Green Bldg, 416 12th St W (right)

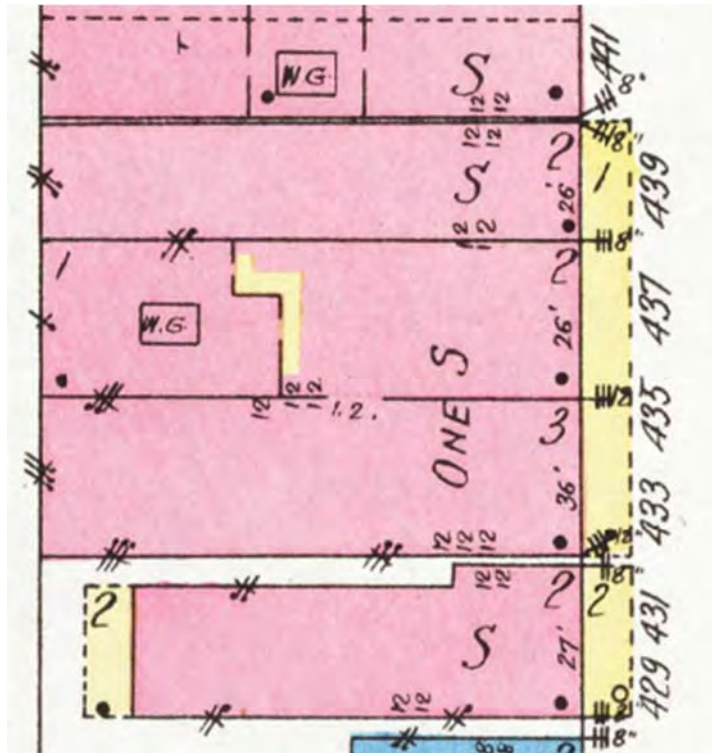
A Certificate of Appropriateness request was filed for these same properties via application CA.18.3430 in August of last year. That request sought authorization for exterior alterations to rehabilitate the structures for re-use with ground level retail/restaurant and residential apartments above. This request was approved. Subsequently, while performing structural assessments of the building for the proposed rehabilitation, it was determined that the existing load bearing walls were not capable of providing “structural support for new code mandated gravity and lateral loading”. According to the Structural Opinion (Exhibit A) provided by Karl F. Hees, P.E., S.I., F.ASCE, “the existing load bearing brick walls are not a good candidate to provide structural support..., and if the building is to be re-used, should be removed and replaced.” This determination is based on the condition and age of the mortar.

In light of this finding, the property owner has re-evaluated options for these properties and is proposing full replacement of the existing buildings, along with a significantly larger number of residential units than previously planned (from 6 units to 19) by delivering five (5) full stories.

Building History

Located at 420 12th Street West, the three-story-tall L.L. Harvey Building was built in 1911. Up until the 1920s, the building was Leon L. Harvey’s Dry Goods Store. Thereafter, the Crews Department Store occupied the building’s main level, and by the 1930s, Cecil Hotel utilized the upper two stories. Since then, the structure has housed various other businesses, and as a result, the main level façade of the building has been significantly altered. However, the upper two stories have a great deal of original fabric and ornamental detail, although the windows are not original. The building has a brick façade, decorative brickwork detail, flat roof with parapet, and symmetrical window openings, including the third-story arched window openings.

Constructed in 1923, the Wyman & Green Building is a two-story structure located at 416 12th Street West. The structure was first home to Albert F. Wyman and Emmet P. Green’s real estate firm. The building later housed the Crews Department Store as well as W.S. Babcock furniture store. Similar to the adjacent L.L. Harvey Building, the first-floor façade has been significantly altered over time. The structure has a brick façade, symmetrical second-story windows, a continuous cornice and flat roof. Like most commercial structures found on a historic main street, both structures are rectilinear in shape, a way of utilizing as much lot space as possible.



1926 Sanborn Map of Both Buildings

Section 2.2.15.1 of the Land Use Regulations requires a Certificate of Appropriateness for all new construction, exterior alteration, demolition, and relocation of structures located within a locally designated historic district. The following criteria is used to determine whether a structure has historic significance and whether or not a Certificate of Appropriateness is required:

a. Is the quality or interest of the building or structure such that allows it to be reasonably considered for a National, State, or local historic designation?

These buildings are representative of early 20th century commercial architecture; as such, they certainly qualify for reasonable consideration at the local, State and National level. Despite modifications to the ground level storefronts, the buildings maintain sufficient integrity to contribute to the downtown historic district's period of significance.

b. Is the design or craftsmanship of the building or structure such that it could only be reproduced with great difficulty or expense?

Details remaining on the upper floors of both buildings are distinctive and indicative of early 20th Century Main Street construction. Artisanship exists to replicate these details without significant expense or difficulty.

c. Is the uniqueness of the building or structure such that it represents one of the last remaining of its type?

These two buildings are examples of 1900s commercial architecture within downtown Bradenton, but neither represents the last remaining of its type. The unique aspects of each building in the downtown historic district do contribute to the variety of the streetscape.

d. The degree to which the building or structure is a contributing property to a Historic District, the City, County, or Regional history.

Both buildings are located within the local Downtown Bradenton Historic District, but not listed within the National Register of Historic Places. Both structures are important to the form and massing of Old Main Street.

e. The value of the building or structure regarding the general welfare and community benefit through the study of local history, architecture, heritage, or culture.

Both structures contribute to the City's urban fabric, architecture, and heritage.

f. The effect of the proposed reuse of the property if demolition is carried out.

The proposed demolition will result in a replacement building which will maintain the historic nature of a commercial storefront on Old Main Street. As proposed, the new building will emulate the form and massing of the previous structures, providing for continuity of this block's historic scale and architectural variety. The non-traditional form of this site (the additional floors above) are appropriately set back from the traditional street presence provided by the existing buildings.

g. The maintenance of the building or structure by the current owner and previous owners to ensure that it has not purposely fallen into disrepair or neglect. If the ARB finds that the building or structure has been deliberately neglected, the ARB may require restoration of the property, or refer the case to the Code Enforcement Board.

The buildings appear to have been adequately maintained; both have remained in use until fairly recently (2013). The mortar deficiencies noted in the Structural Opinion are not likely a result of neglect.

Based on the criteria, and that both are historic structures listed within a local historic district, a Certificate of Appropriateness (COA) is required.

The applicant proposes the demolition of both structures, followed by new construction. The re-built facades will replicate the existing buildings up to their existing heights, featuring painted brick with banding and row coursing at the parapet. Additional floors are proposed above the existing for residential units, but this portion of the building will be recessed from the ground level build line to retain the historic street profile. Exterior cladding will differentiate it from the reconstructed portion.

Color renderings of the proposed elevations are provided below:



Color Renderings of Proposed Reconstruction

The Historic Preservation Element of the City's Comprehensive Plan identifies historic districts within the City and provides policy guidance on City preservation goals. Policy 2.1.3 encourages additions, alterations, and rehabilitation that are sensitive to historically significant structures whenever possible. Policy 2.1.6 speaks to demolition, prohibiting demolition "except in cases where preservation and/or rehabilitation efforts have been thoroughly explored and all alternative to demolition are not found to be economically feasible". Data and analysis in this Element notes the following with regard to the Downtown Historic District:

The significance of the Downtown Bradenton District is the fact that much of the central business district has survived, and therefore the town's links with its historical development have been maintained. While the buildings have been altered, and the level of architectural significance is not high, the historical integrity and development of the district is still very prominent. Most of the first floors have been modified with plate glass and varying decorative treatments common during the 1940s and 50s. Most of the porches and balconies have been removed and several brick buildings have been covered with stucco. However, many essential qualities of the buildings, such as the upper facades, exterior details, cast iron columns, and interior features, could be easily recovered.

The Future Land Use Element of the City's Comprehensive Plan provides policy guidance regarding development with the City's Urban Core:

The Urban Core is located within the City of Bradenton's Urban Central Business District and provides the hub for economic development and civic uses. Permitted Uses include: offices, personal and professional services, commercial, retail, public and semipublic facilities, educational, institutional, restaurants, parks, recreation, and entertainment venues, and medium to high density residential. To foster the City's redevelopment efforts and enhancement of this mixed use center, densities and intensities are increased within the Urban Core from those allowed within the UCBD category.

The City's intention to foster intensive redevelopment in the downtown Urban Core does not ignore the City's intention to foster the preservation of its historic resources. Adaptive re-use of existing resources and sensitive additions can accommodate both; however, when a resource is demonstrated to be structurally inadequate to foster either, demolition may provide the only reasonable path forward.

While demolition of an historic resource is never preferred, the property owner has provided a competent, qualified opinion as to why it should be demolished. The proposed reconstruction ensures continuity of the shape and form of the historic streetscape along this block of Old Main Street and retains a commercial presence at the street level while delivering a desired residential presence.

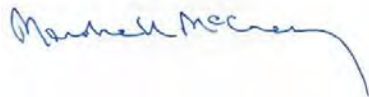
The proposed façade detailing and color selections are appropriate selections for the downtown district; the contemporary storefronts and metal canopies help identify the reconstructed facades as new construction.

Based on the proposed reconstruction plans, Staff recommends **APPROVAL** of CA.19.3520, subject to the following stipulations:

- Prior to demolition, document each building through a HABS (Historic American Buildings Survey) level survey, to be recorded with the City and the Manatee County Historic Society.
- Preserve any architectural details or building features which can be repurposed and/or incorporated in the reconstruction.
- Utilize appropriate construction measures to ensure the stability of adjoining structures during demolition.

Section 2.2.15.3 of the Land Use Regulations speaks specifically to demolition applications and provides the Architectural Review Board the right to delay the demolition, by a majority vote, by up to six (6) months. Such a delay could be imposed to allow for an independent structural assessment to opine on the buildings' ability to sustain re-use or to allow for further assessment of alternative actions for the properties. Additionally, the ARB may require, as a condition of approval, that the building materials, architectural details, ornaments, or fixtures be salvaged or preserved for re-use; the ARB may also require, at the owners' expense, that the buildings be photographed and documented for archival purposes with the Manatee County Historical Society prior to demolition.

Respectfully submitted,



Marshall McCrary
Planning & Zoning Manager
Department of Planning and Community Development

EXHIBIT A

1381 Fifth Street
Sarasota, Florida 34236
Ph-941-955-4555
Fax-941-955-9333
Email-karl@heesassociates.com



HEES & ASSOCIATES, INC.
Structural Engineering

August 7, 2019

Mr. Ryan M. Grogg
Hoyt Architects
1527 Second Street
Sarasota, Florida 34236

**RE: 420 Old Main Structural Opinion
H&A Job #19HA009**

Dear Ryan,

Hees & Associates, Inc. (H&A) visited the above referenced site as requested to provide a structural opinion as to the structural condition of the existing load bearing brick walls, and its ability to be re-used in a new, renovated structure. The opinion noted is limited to the visible structural aspects of the brick only. No existing structural drawings for the structure were available to us.

In multi-wythe load bearing brick construction, one of the most important structural components is the mortar for the brick. Unreinforced load bearing brick construction is very strong in compression, but the brick relies on the mortar for its tensile strength. Some examples of when the mortar can see tensile forces are: the brick wall resists in-plane lateral loading as a shear wall, when it resists out-of-plane lateral loading from a wind event, or when it experiences eccentric loading from load bearing floor or roof elements. Most of the mortar we observed has lost its structural capacity and, in many places, has separated from the brick.

Based on our observations, it is our professional opinion that based on the condition and age of the mortar, the existing load bearing brick walls are not a good candidate to provide structural support for new code mandated gravity and lateral loading, and if the building is to be re-used, should be removed and replaced.

Hees & Associates, Inc. appreciates the opportunity to provide you with structural engineering services. Please do not hesitate to call if you have any questions.

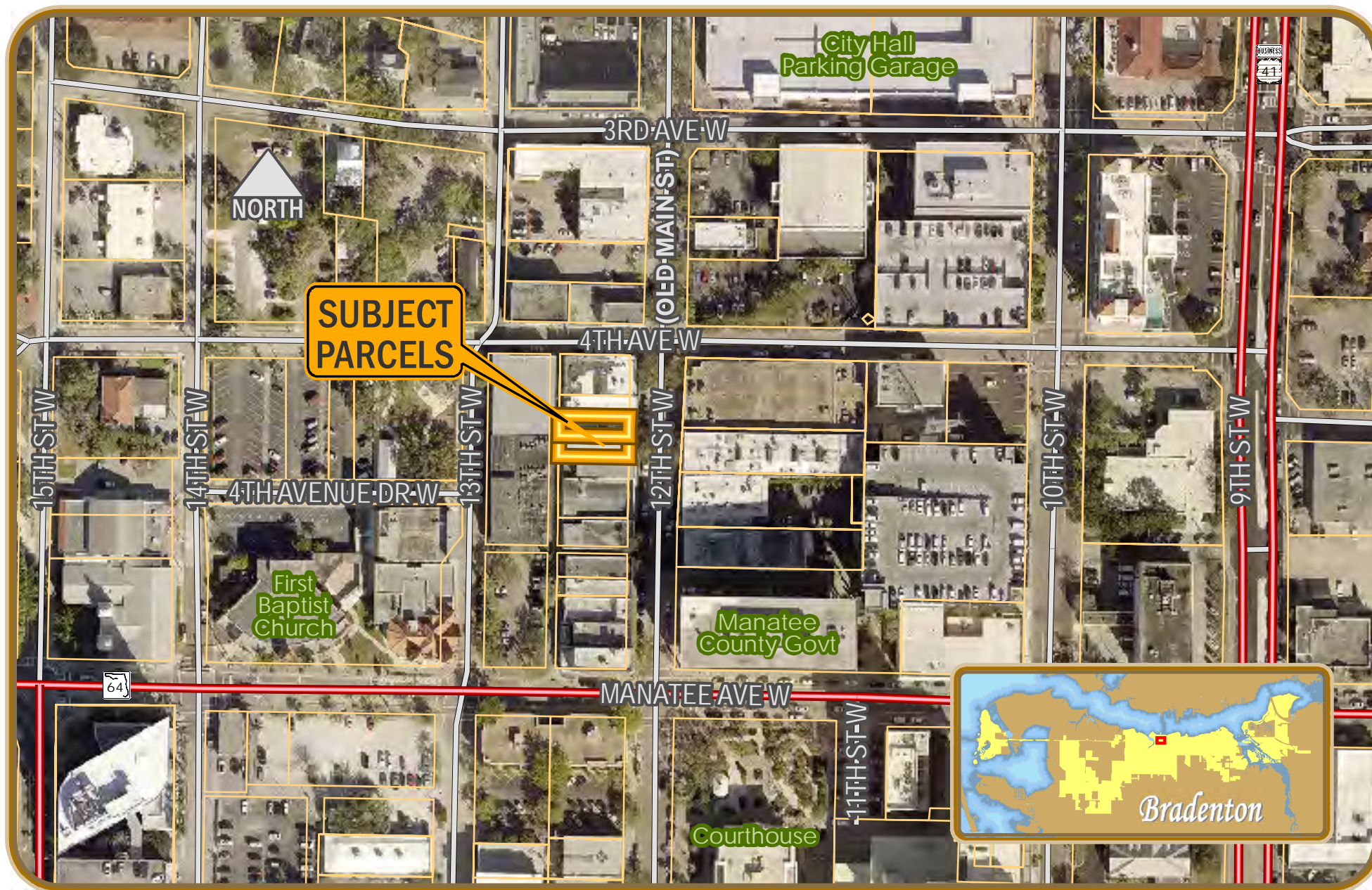
Sincerely,

HEES & ASSOCIATES, INC.
C.O.A. #27043

Karl F. Hees, P.E., S.I., F.ASCE
President
8/7/19
FL P.E. #59795



This item has been electronically signed and sealed by Karl F. Hees, P.E. on 8/7/19 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

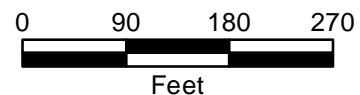


CA.19.3520 Old Main St Panama St Apts

Owner: Panama Street Apartments LP
 Agent: Mike Carter
 416 & 420 Old Main Street
 Parcels 3319200006 & 3319100008



Location



Legend

- Subject Parcels
 - Other Parcels
 - City of Bradenton
- Prepared by the City of Bradenton
 Department of Planning and
 Community Development



bradenton

The Friendly City

Certificate of Appropriateness Application

Department of Planning & Community Development

101 Old Main Street, Bradenton, FL 34205

Ph: (941) 932-9405

www.cityofbradenton.com

CONTACT INFORMATION

Name of Property Owner: PANAMA STREET APARTMENTS LP

Owner Address: PO BOX 2099 Telephone: N/A

Name of Agent: ASHLEY MATHERLY

Agent Address: 435 12TH STREET WEST Telephone: (941) 681.1450

Owner/Agent Email: ASHLEYMC@MCCONST.COM

PROPERTY INFORMATION

Property Address: 420 & 416 12TH STREET WEST

Parcel ID: 3319100008 & 3319200006

Zoning District: HISTORICAL DISTRICT OVERLAY

*click to view [Zoning map](#)

Select Historic District: Historic District West

EXT. COND.

Current Use of Property: VACANT

Master Site File Number, if applicable: WA1315 / 192686

MATERIALS FOR REVIEW

Before submitting an application to the City of Bradenton, please check with the Department of Planning & Community Development to verify all essential information for review is present. Incomplete applications will delay the review process.

- ▶ Certificate of Appropriateness Application
- ▶ Application Fee: \$510
- ▶ Letter of Request
- ▶ Describe character of building in its present condition, include window treatment, ceiling, roof, etc.
- ▶ Color photos of existing building
- ▶ Describe changes to made and/or work to be done
- ▶ Color renderings of the proposed project in 8.5x11 format
- ▶ Construction plans if applicable
- ▶ Material samples and swatches
- ▶ Master Site File information
- ▶ One (1) electronic copy in pdf format of all supporting materials for review.

SIGNATURE

The owner of this property and the undersigned agree to conform to all applicable laws of the City of Bradenton and to all applicable Federal, State and County laws.

Signature of Applicant: A. Matherly Date: 09.04.2019

CITY STAFF ONLY

Application Fees:

Fee Required: **\$510**

FEE COLLECTED: \$ 510.00

RECEIPT #: 13828-0002

Application Sufficiency:

Sufficient: ☐

Incomplete: ☐

APPLICATION #: 193520

REQUIRED

REQUIRED

REQUIRED

REQUIRED

REQUIRED

CITY STAFF ONLY

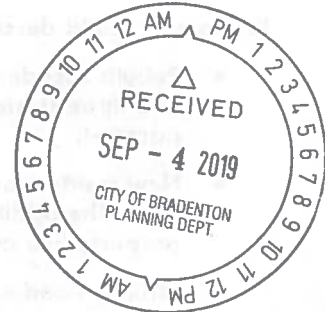
ARCHITECTURAL REVIEW BOARD: 10/14/2019

REVIEW DATES - TO BE COMPLETED BY CITY STAFF



September 3, 2019

The City of Bradenton
Architectural Review Board
101 Old Main Street
Bradenton, FL 34205



RE: Request to rebuild historic building
420 & 416 Old Main Street

Dear Sir or Madam:

This letter is in response to a requirement for the City of Bradenton's review of a proposed façade renovation to historic buildings located at 416 and 420 Old Main Street in downtown Bradenton, FL. The narrative below will describe the intended future use of the subject buildings, the character and condition of the buildings as they exist, and the proposed façade renovations.

Project Description:

The subject buildings were constructed in the early 20th century, circa 1910, and previously served as The Law Offices of James M. Wallace. The buildings have been vacant since 2013. The buildings are currently located on separate parcels, and therefore are considered separate buildings. The building owner intends to combine parcels to allow the buildings to share utilities and life safety components. The building's future use will be mixed-use; commercial space at the ground level, and nineteen residential apartments on levels two through five.

Character of building in existing conditions:

- Existing three story and two story, painted brick buildings.
- Buildings have original brick banding and row coursing details at parapets.
- Windows have original brick sills and faux trim on jambs and headers, which was added more recently.
- Windows are not original and do not meet the current wind loading or energy requirements of the Florida Building Code.
- The street level storefront has had extensive modification and does not match the original character for the buildings. The façade at ground level has been clad with a cementitious finish. Infill brick walls have been added below the existing storefront doors.



Character of building in existing conditions (continued):

- Existing structural brick does not meet current loading requirements. See Structural Engineer's letter.

Proposed rebuild description:

- Rebuilt façade to replicate existing building up to the existing building height of two and three stories consisting of painted brick with banding and row coursing at the parapet.
- New residential levels added to a height of sixty-six feet to top of roof from the ground floor. The additional levels' facade to be setback from existing rebuilt façade at the property line and clad in a material to differentiate from the existing building look.
- Structure and exterior walls to meet energy and wind loading codes.
- Windows to be new code compliant systems. Window profiles to replicate a traditional brick mold and traditional muntins configuration.
- New storefront glazing systems with set-back entries to meet current codes.
- New flat metal canopies to be added over storefronts to meet downtown zoning code.

Please find the attached building plans and elevations, exterior renderings, color swatches, and structural engineer's letter for consideration.

Sincerely,

Chris Gallagher, AIA
Hoyt Architects

1381 Fifth Street
Sarasota, Florida 34236
Ph-941-955-4555
Fax-941-955-9333
Email-karl@heesassociates.com

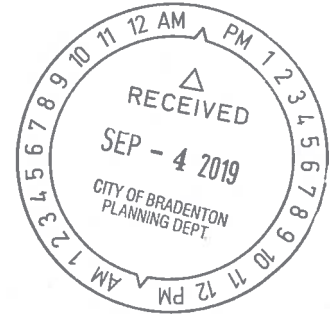


HEES & ASSOCIATES, INC.
Structural Engineering

August 7, 2019

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1527 Second Street
Sarasota, Florida 34236

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H&A Job #19HA009**



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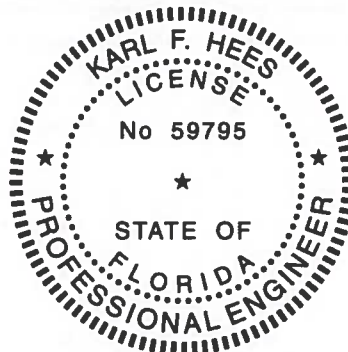
Hees & Associates, Inc. appreciates the opportunity to provide you with structural engineering services. Please do not hesitate to call if you have any questions.

Sincerely,

HEES & ASSOCIATES, INC.
C.O.A. #27043

Karl F Hees Digitally signed by Karl F Hees
Date: 2019.08.07 08:02:36
-04'00'

Karl F. Hees, P.E., S.I., F.ASCE
President
8/7/19
FL P.E. #59795



This item has been electrically signed and sealed by Karl F. Hees, P.E. on 8/7/19 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site Name Wyman & Green Bldg. Site No. 830 == Survey Date 8209 820 ==
Address of Site: 414 12th St. W. 905 ==
Instruction for locating W side of 12th St. W. between 4th Ave. W. and
Manatee Ave. W. 813 ==
Location: Fuller Block 12 868 ==
County: Manatee 808 ==
Owner of Site: Name: Florida Fidelity
Address: P.O. Box 752
Bradenton, Florida 33506 902 ==
Type of Ownership corporate 848 == Recording Date 832 ==
Recorder:
Name & Title: Mark Thomson - Historical Records Library
Address: 1405 4th Ave. W.
Bradenton, Florida 33505 818 ==

Condition of Site: Integrity of Site: Original Use Commercial 838 ==
Check One Check One or More Present Use Commercial 850 ==
☐ Excellent 863 == ☒ Altered 858 == Dates: Beginning +1923 844 ==
☒ Good 863 == ☐ Unaltered 858 == Culture/Phase American 840 ==
☐ Fair 863 == ☒ Original Site 858 == Period 20th Century 845 ==
☐ Deteriorated 863 == ☐ Restored () (Date: X) 858 ==
☐ Moved () (Date: X) 858 ==

NR Classification Category: District 916 ==
Threats to Site:

Check One or More
☐ Zoning (X) 878 == ☐ Transportation (X) 878 ==
☐ Development (X) 878 == ☐ Fill (X) 878 ==
☐ Deterioration (X) 878 == ☐ Dredge (X) 878 ==
☐ Borrowing (X) 878 ==
☐ Other (See Remarks Below): 878 ==

Areas of Significance: Architecture 910 ==

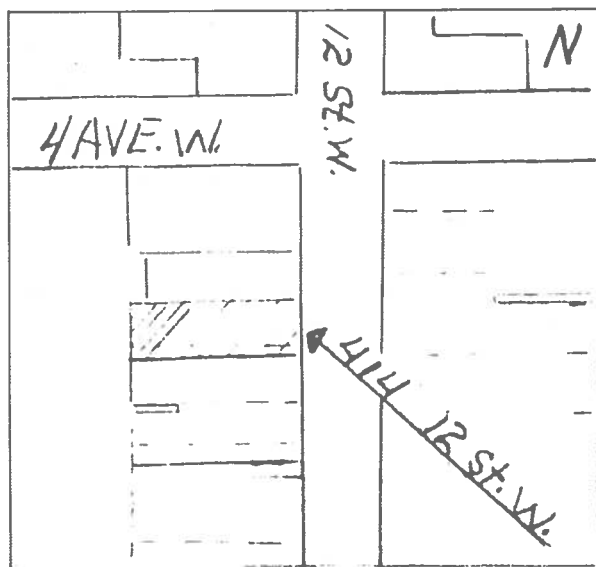
Significance: The Wyman & Green Building was constructed in 1923 as the new facilities of the real estate firm of Albert F. Wyman and Emmett P. Green. Wyman & Green had occupied a single story building at that same location since its construction on 1912. The present tow story brick structure later housed the Crews Department Store and the W.S. Babcock Corporation; furniture dealers.

The building has been extensively altered but does retain an interesting hounds tooth course along the papapet and is in keeping with the scale and massing of adjacent structures in this commercial area.

911 ==

aka 414 OLD MAIN

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD Early 20th Century Commercial Vernacular 964 = =
 PLAN TYPE rectangular; irregular 966 = =
 EXTERIOR FABRIC(S) masonry, brick 854 = =
 STRUCTURAL SYSTEM(S) masonry, brick 856 = =
 PORCHES _____ 942 = =
 FOUNDATION: _____ 942 = =
 ROOF TYPE: flat 942 = =
 SECONDARY ROOF STRUCTURE(S): _____ 942 = =
 CHIMNEY LOCATION: _____ 942 = =
 WINDOW TYPE: DHS 1/1, wood 942 = =
 CHIMNEY: _____ 882 = =
 ROOF SURFACING: _____ 882 = =
 ORNAMENT EXTERIOR: Masonry, belt course 882 = =
 NO. OF CHIMNEYS 952 = = NO. OF STORIES 2 950 = =
 NO. OF DORMERS _____ 954 = =
 Map Reference (incl. scale & date) _____ 809 = =
 Latitude and Longitude: _____ 800 = =
 Site Size (Approx. Acreage of Property): _____ 833 = =



Township	Range	Section	
34S	17E	26	812 = =

UTM Coordinates:

Zone Easting Northing

Photographic Records Numbers _____ 860 = =

Contact Print



FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site Name Harvey Building 830 = = Site No. 8209
Address of Site: 418 - 420 12th St. N. Survey Date 820 = =
Instruction for locating W side of 12th St. W. between 4th Ave. W. and 813 = =
Manatee Ave. W. 868 = =
Location: Fuller Block 11
subdivision name block no. lot no.
County: Manatee 808 = =
Owner of Site: Name: Florida Fidelity Co. ;
Address: P.O. Box 752
Bradenton, Florida 902 = =
Type of Ownership Corporate 848 = = Recording Date 832 = =
Recorder:
Name & Title: Mark Thomsen, Historical Records Library ;
Address: 1405 4th Ave. W.
Bradenton, Florida 818 = =

Condition of Site: Integrity of Site: Original Use Commercial 838 = =

Check One
☐ Excellent 863 = =
☒ Good 863 = =
☐ Fair 863 = =
☐ Deteriorated 863 = =
Check One or More
☒ Altered 858 = =
☐ Unaltered 858 = =
☒ Original Site 858 = =
☐ Restored () (Date: X) 858 = =
☐ Moved () (Date: X) 858 = =

Present Use Commercial 850 = =
Dates: Beginning +1910 844 = =
Culture/Phase America 840 = =
Period 20th Century 845 = =

NR Classification Category: District 916 = =

Threats to Site:

Check One or More
☐ Zoning (X) 878 = =
☐ Development (X) 878 = =
☐ Deterioration (X) 878 = =
☐ Borrowing (X) 878 = =
☐ Other (See Remarks Below): 878 = =
☐ Transportation (X) 878 = =
☐ Fill (X) 878 = =
☐ Dredge (X) 878 = =

Areas of Significance: Architecture 910 = =

Significance: The brick, three-story L.L. Harvey Building contributes dramatically to the variety of the Main Street (12th Ave. W.) streetscape with both decorative detailing and massing slightly more prominent than adjacent structures.

The upper levels of the structure features distinctive decorative brickwork and arched double-hung sash multiple light windows.

Leon L. Harvy operated a dry goods concern in the building until the 1920's and later the Crews Department Store occupied the main level. By the 1930's the upper levels were utilized as the Cecil Hotel.

Though the main level has suffered extensive alterations to accomodate professional offices, the charm and abundance of original fabric is evident in the upper levels.

911 = =

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD Early 20th Century Commercial Vernacular 964 = =
 PLAN TYPE Rectangular; irregular 966 = =
 EXTERIOR FABRIC(S) masonry, brick, stucco 854 = =
 STRUCTURAL SYSTEM(S) masonry, brick 856 = =
 PORCHES _____

_____ 942 = =

FOUNDATION: bell footing 942 = =

ROOF TYPE: flat 942 = =

SECONDARY ROOF STRUCTURE(S): _____ 942 = =

CHIMNEY LOCATION: _____ 942 = =

WINDOW TYPE: wood DHS multi-light; arched headed 2nd level 942 = =

CHIMNEY: _____ 882 = =

ROOF SURFACING: _____ 882 = =

ORNAMENT EXTERIOR: masonry, prominent parapet, brick 882 = =

NO. OF CHIMNEYS 952 = = NO. OF STORIES 3 950 = =

NO. OF DORMERS _____ 954 = =

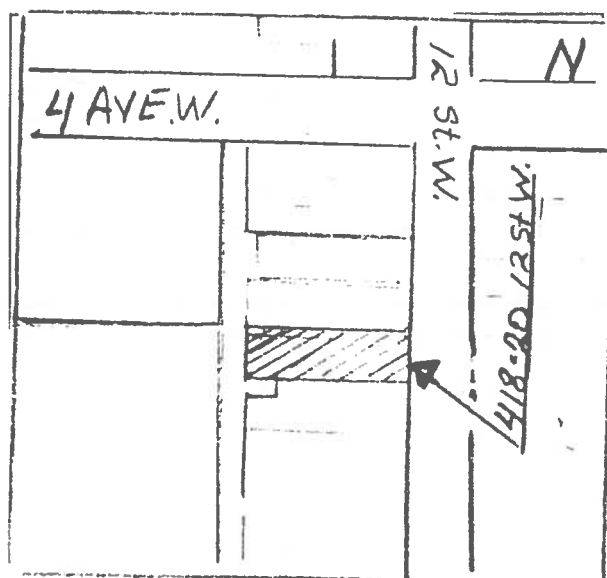
Map Reference (incl. scale & date) _____

_____ 809 = =

Latitude and Longitude: _____

_____ 800 = =

Site Size (Approx. Acreage of Property): _____ 833 = =



Township	Range	Section
34S	17E	26

812 = =

UTM Coordinates:

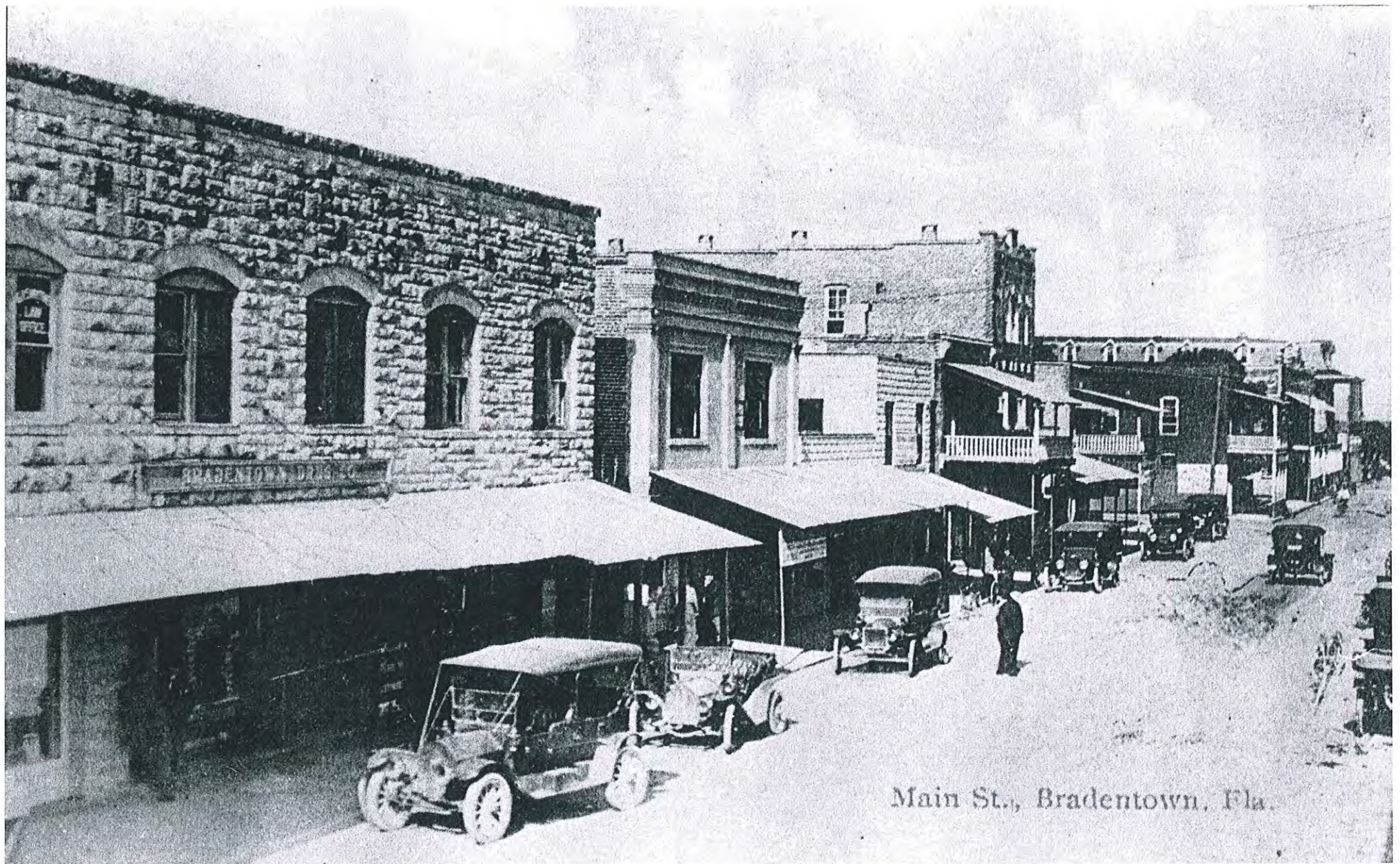
Zone Easting Northing

890 = =

Photographic Records Numbers _____ 860 = =

Contact Print





Main St., Bradentown, Fla.















CORK'S

420

416



← County Admin.
↑ Judicial Center
Historic Courthouse

THIS STREET

416



← County Admin.
↑ Judicial Center
Historic Courthouse

THIRD STREET

NO ON STREET
PARKING
SAT. 7AM TO 3PM
EVE: 1 3RD THURS
3PM TO 11PM
VIOLATIONS TO

416

018 061









BRADENTON
Admin.
Center

420











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2 HOUR
PARKING
THIS
STREET

NO
ON STREET
PARKING
SAT. 7AM TO 3PM
EVERY 3RD THURS
3PM TO 11PM
VIOLATORS TOWED

416

